

# Economic Development Fund/Mass. CDBG Program

## Planning Projects Supporting Economic Development

### General Uses of Funds:

Planning studies which, if implemented, would lead to a project that has an *economic development purpose* and will meet a national objective. Planning and pre-development studies conducted in advance of site or topic specific CDBG-eligible economic development activities.

- Proposed planning projects must clearly demonstrate that they have:
  - emerged from a formal, local or regional planning effort (i.e., in addition to the local CDS).
  - a reasonable likelihood of resulting in an identifiable, economic development project that will likely be implemented within three (3) years.
  - a reasonable likelihood that the implemented project will meet a national objective, with preference for significant LMI/jobs.
  - no known or potential development obstacles or other issues that would likely prevent implementation or achievement of national objective.
  - evidence of support by applicable state and/or regional agencies.
  - evidence that the project cannot be funded through other sources: federal, state, local, quasi-public or private.
- EDF will not consider planning projects that:
  - appear to be “white elephants” lacking a convincing likelihood of moving forward following the study and of meeting a national objective.
  - might be assumed by the private sector by virtue of superior project location or characteristics.
  - might be better suited for other federal, state, local, quasi-public or private funds, or have not documented that the project cannot be funded by them.
  - have not emerged from a local or regional planning effort or have not adequately demonstrated support of applicable state and/or regional agencies.
  - include architectural or engineering costs – these are considered project costs and are not CDBG-eligible planning activities.
  - be used for printing brochures, or other community promotion activities.
  - be conducted on behalf of a specific business (this is assistance to for-profits).

### Project Types:

- Assistance for planning and pre-development studies.

### Funding Available:

Grants of up to \$50,000, plus administration costs.

Application packet: Planning Activities.

### Examples:

#### ***Hatfield – Business and Technology Park Study***

Hatfield received a FY 2008 grant of \$50,000 to fund a pre-development planning study of a 64.3 acre site zoned for light industry. The study evaluated development strategies for

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the site, including such factors as land acquisition strategy, infrastructure needs, market analysis, build-out and community impacts. When implemented, the project could create 300 to 400 jobs. At least 51% of the created jobs are expected to be available to low or moderate-income (LMI) people.

**Links:** [Executive Summary -- \(http://www.mass.gov/Ehed/docs/dhcd/cd/edf/summary.pdf\)](http://www.mass.gov/Ehed/docs/dhcd/cd/edf/summary.pdf)  
[Final Report -- \(http://www.mass.gov/Ehed/docs/dhcd/cd/edf/finalreport.pdf\)](http://www.mass.gov/Ehed/docs/dhcd/cd/edf/finalreport.pdf)  
[Presentation -- \(http://www.mass.gov/Ehed/docs/dhcd/cd/edf/publicpresentation.pdf\)](http://www.mass.gov/Ehed/docs/dhcd/cd/edf/publicpresentation.pdf)

## ***Walpole – Route 1A/Main Street Economic Development Study***

Walpole received a FY 2009 grant of \$50,000 to fund an economic and market analysis, a fiscal and economic impact analysis, and a marketing and development finance strategy of the Route 1A industrial area and adjacent Main Street commercial area. The study provided specific development concepts, including potential building layouts and site elements, and included significant public participation to obtain stakeholder input of the proposed concepts, and the preferred concept plan. The plan provides the Town with tools and strategies for new business development and job growth in the study area, supporting job creation and retention for primarily low and moderate income (LMI) workers.

**Links:** [Study Overview -- \(http://walpole-ma.gov/EDCDocs/Rt1IndParkStudy.html\)](http://walpole-ma.gov/EDCDocs/Rt1IndParkStudy.html)  
[Final Report -- \(http://walpole-ma.gov/EDCDocs/Rt1FinalRept081711.pdf\)](http://walpole-ma.gov/EDCDocs/Rt1FinalRept081711.pdf)

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